

BEFORE THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

Affidavit of Stephan Rodiger
Co-Founder and Managing Partner of Rift Valley Capital
(Representative of the Applicant)

Affidavit in Support of Time Extension Request for BZA Order No. 20974

I, Stephan Rodiger, being duly sworn, depose, and state as follows:

1. I am Stephan Rodiger, Co-Founder and Managing Partner of Rift Valley Capital (“Developer”), the parent company of DC Chinatown Hotel Owner LLC, which owns the property located at 503–517 H Street, NW, consisting of Lots 3, 30, 42–44, and 48 in Square 485 (the “Property”).
2. I am authorized to submit this affidavit on behalf of the Developer and have personal knowledge of the matters set forth herein.
3. The Property is currently improved with seven existing three- and four-story 19th-century row buildings, all of which are designated as contributing resources within the Downtown Historic District.
4. Under BZA Order No. 20974, effective May 9, 2024 (the “Order”), the Property is entitled to be developed with a hotel project consisting of ground-floor retail and lodging above, within an approved range of 60 to 120 lodging units, a maximum density of approximately 6.85 FAR, and a maximum building height of 99.25 feet (the “Project”).
5. As a result of the Developer’s engagement with the Chinatown community in connection with the Project, the Project will include an Asian market located in the cellar level, developed with input from the Wah Luck House, Chinatown Revitalization Initiative, and Advisory Neighborhood Commission (“ANC”) 2C. In addition, the Developer intends to lease one ground-floor space to a business or nonprofit organization that supports and enhances the cultural heritage of the Chinatown neighborhood and to contribute \$300,000 to the Chinatown Lease Incentive Grant Program.
6. At the time the Board of Zoning Adjustment reviewed and approved the Project and the Order was issued, an entity affiliated with the Developer owned Lot 3 in Square 485. Lots 30, 42–44, and 48 in Square 485 were thereafter conveyed to DC Chinatown Hotel Owner LLC by unaffiliated entities, with the relevant deeds recorded on October 28, 2025. As a result of these transactions, DC Chinatown Hotel Owner LLC now owns all of the Property.

7. Since the Order was issued, the Developer has continued to advance the Project in good faith despite market conditions affecting hotel development and construction financing.
8. The Developer has worked with its design team to make targeted refinements addressing historic preservation, constructability, and hotel operations, while remaining consistent with plans previously reviewed by the Historic Preservation Review Board (“HPRB”) and approved by the Board.
9. Following a search for an appropriate operator, the Developer has secured a qualified hotel operator and is coordinating to align the Project’s program, room mix, and building mechanical systems with current market and operational requirements.
10. Integrating operator requirements has required additional refinements to the Project design, including adjustments related to branding, guest experience, and back-of-house functionality, among other changes.
11. The revised Project concept was reviewed by the HPRB at its March 26, 2026 meeting, at which time concept approval was granted.
12. Consistent with the design refinements described above, the Developer intends to file a modification application with the BZA for concurrent review with this time extension request. The modification will seek approval of updates that preserve the substance of the Board’s original approval while improving the Project’s feasibility.
13. The design refinements and coordination with the hotel management company have been necessary to secure lender and investor confidence and to secure a financeable development package. At the same time, market conditions affecting interest rates, construction costs, and hotel underwriting have affected the timing of financing for projects of this nature.
14. A two-year time extension is therefore warranted and supported by good cause. The Project is also of significant scale and complexity, involves the adaptive reuse of historic resources, and is located in a highly active and centrally located area of the District.
15. With the requested extension, the Developer will be positioned to finalize construction drawings upon securing financing and to proceed with development of the Project in a manner consistent with the Board’s approval.

[signature and notary on following page]

